090.0	0006	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	898,300 / 898,300
					USE VALUE:	898,300 / 898,300
					ASSESSED:	898,300 / 898,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHALMERS DIANE M / TRUSTEE
Owner 2:	DIANE M CHALMERS REVOCABLE TR
Owner 3:	
Street 1:	65 CANDIA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHALMERS DIANE -
Owner 2:	-
Street 1:	65 CANDIA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,460 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2984 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7460.000	447,600		450,700	898,300
Total Card	0.171	447,600		450,700	898,300
Total Parcel	0.171	447,600		450,700	898,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.04 | /Parcel: 301.0

Legal Description

User Acct 58190

GIS Ref

GIS Ref

Insp Date 01/05/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 090.0-0006-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	447,500	0	7,460.	450,700	898,200	898,200	Year End Roll	12/18/2019
2019	101	FV	330,000	0	7,460.	457,100	787,100	787,100	Year End Roll	1/3/2019
2018	101	FV	330,000	0	7,460.	341,200	671,200	671,200	Year End Roll	12/20/2017
2017	101	FV	330,000	0	7,460.	309,000	639,000	639,000	Year End Roll	1/3/2017
2016	101	FV	330,000	0	7,460.	296,100	626,100	626,100	Year End	1/4/2016
2015	101	FV	322,200	0	7,460.	251,100	573,300	573,300	Year End Roll	12/11/2014
2014	101	FV	322,200	0	7,460.	238,200	560,400	560,400	Year End Roll	12/16/2013
2013	101	FV	322,200	0	7,460.	226,600	548,800	548,800		12/13/2012

!7355!

PRINT

Date	Time
12/10/20	22:00:05

LAST REV

Date	Time
12/17/19	13:39:24
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7355

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHALMERS DIANE,	73741-209	1	11/29/2019	Convenience	1	No	No		
	13055-79		9/10/1976		38,500	No	No		N

USER DEFINED

Prior Id # 1:	58190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2007	97	Manual	8,000			G9	GR FY09	finish storage ar
10/26/2006	928	Addition	205,000			G8	GR FY08	2ND FLR W/2NEW BTH

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2009	Meas/Inspect	336	PATRIOT
3/11/2000	Inspected	276	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7460		Sq. Ft.	Site		0	70.	0.86	5									450,659						450,700	

Total AC/HA: 0.17126 | Total SF/SM: 7460 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 450,659 | Spl Credit | Total: 450,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16070032
Const Adj.:	1.00999999
Adj $ / SQ:	146.538
Other Features:	121296
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	501739
Depreciation:	54188
Depreciated Total:	447551

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB 2			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

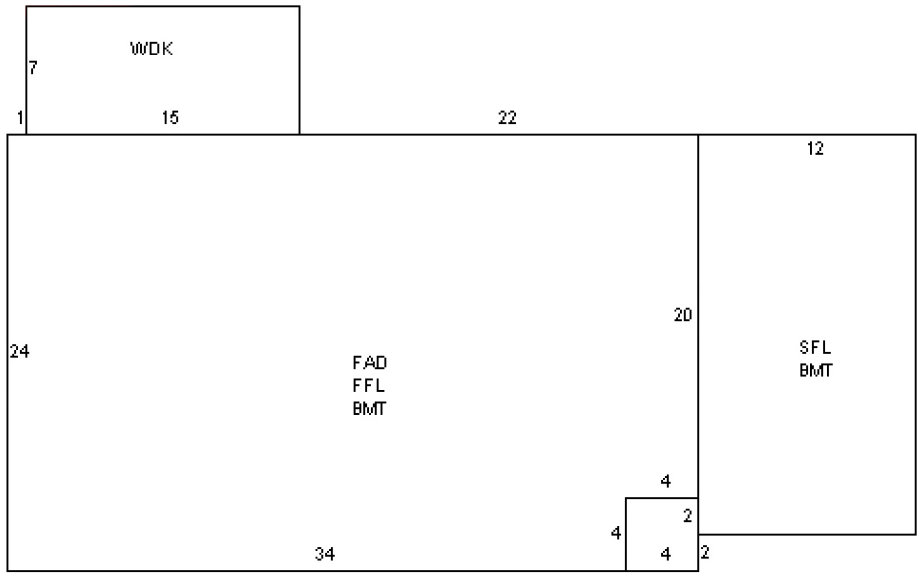
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.54
Special Features:	0	Val/Su Net:	134.78
Final Total:	447600	Val/Su SzAd	217.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,160	66.820	77,513
FAD	Addition	896	146.540	131,298
FFL	First Floor	896	146.540	131,298
SFL	Second Floor	264	146.540	38,686
WDK	Deck	105	15.680	1,646
	Net Sketched Area:	3,321	Total:	380,441
Size Ad	2056	Gross Are	3321	FinArea 2984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0006-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6 X 10	A	GD	1970	0.00	T	29.4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	